



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

T: 216/664-2210 F: 216/664-3281

[www.planning.city.cleveland.oh.us](http://www.planning.city.cleveland.oh.us)

# Planning Commission Agenda

Friday, March 15, 2019

**DRAFT**

Room 514, Cleveland City Hall, 9:00am

## **ZONING MAP AMENDMENTS**

1. Ordinance No. xxx-2019(Ward 4/Councilmember Johnson; Ward 6/Councilmember Griffin): Changing the Use, Height and Area Districts of parcels of land south of Woodhill Avenue between E. 90<sup>th</sup> Street and Martin Luther King Jr. Drive as well as adding an Urban Form Overlay along the major corridors of Shaker Blvd., Buckeye Road, and Woodhill Road.

## **LOT CONSOLIDATIONS/SPLITS**

1. For PPN# 002-13-022  
Project Address: 4608 Clinton Avenue  
Project Representative: Byron Buonamici, Cleveland Bricks

## **TOWNHOUSE DEVELOPMENT IN A TWO-FAMILY DISTRICT**

1. Project Addresses: 2614 & 2700 Monroe Avenue  
Project Representative: Dan Dureiko, Dureiko Construction

## **CONDITIONAL USE PERMIT IN A PEDESTRIAN RETAIL OVERLAY DISTRICT**

- A. For PPN# 015-10-016  
Address: 3360 West 25<sup>th</sup> Street  
Per Section 343.23(e)(2)  
Off-Street Parking or Loading Areas  
Driveways extending across a public sidewalk  
Institutional Use (per Section 343.23(d)(4) which explicitly states that residential treatment facilities are considered Institutional Uses  
Any use with more than forty (40 feet of frontage along the Pedestrian Retail Frontage  
A building with an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage.

## **MANDATORY REFERRALS**

1. Ordinance No. 255-2019(Ward 15/Councilmember Zone): Authorizing the Director of Public Works to execute a deed of easement granting to The Board of Park Commissioners of the Cleveland Metropolitan Park District certain easement rights in property located near West 53<sup>rd</sup> Street; declaring that the easement rights granted are not needed for public use; and authorizing the director to enter into one or more agreements with the Cleveland Metroparks to construct and maintain an all-purpose trail connecting the Red Line Greenway to the Zone Recreation Center trail.
2. Ordinance No. 295-2019(Ward 3/Councilmember McCormack): Authorizing the Director of Public Works to execute two deeds of easement granting to the Ohio



Department of Transportation certain temporary easement rights in property needed for its Detroit-Superior Bridge Rehabilitation Project; and declaring the easement rights not needed for the City's public use.

3. Ordinance No. xxx-2019(Ward 3/Councilmember McCormack): Authorizing the Mayor and Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Sustainable Community Associates, LTD located at 2703 Scranton Road for the purpose of entering into the chain-of-title prior to the adoption of a non-school Tax Increment Finance agreement with Sustainable Community Development, LTD or its designee.
4. Ordinance No. xxx-2019(Ward 3/Councilmember McCormack): Authorizing the Director of Economic Development to enter into a 30-year non-school Tax Increment Finance agreement with Sustainable Community Development, LTD and/or its designee.
5. Ordinance No. xxx-2019(Ward 10/Councilmember Hairston): Authorizing the Director of Economic Development to enter into an Enterprise Zone Agreement with Alloy Metal Exchange LLC to provide a 10 year tax abatement for 30% of real property improvements to assist with building renovations at 18901 Euclid Avenue.
6. Ordinance No. xxx-2019(Ward 12/Councilmember Brancatelli): Authorizing the Director of Economic Development to enter into an Enterprise Zone Agreement with Bear Diversified Properties LLC to provide a 10 year tax abatement for 60% of real property improvements to assist with renovations at 5900-6000 Harvard Road.

#### **ADMINISTRATIVE APPROVALS**

1. Ordinance No. 249-2019(Ward 3/Councilmember McCormack): Authorizing the Director of Port Control to exercise the first option to renew Contract No. CT 3001 NF 2017-63 with Circadian Knight Corporation dba Top Gun to lease office space at Burke Lakefront Airport for operation of a flight school and related services.
2. Ordinance No. 251-2019(Ward 3/Councilmember McCormack): Authorizing the Director of Port Control to lease certain property located at 1201 North Marginal Road to the Cleveland Coordinating Committee for the Cod, Inc. for the purpose of operating a submarine museum and memorial, for a term of two years with three one-year options to renew, the first of which would require additional legislative authority.
3. Ordinance No. 254-2019(Ward 9/Councilmember Conwell): To amend Section 559.247 of the Codified Ordinances of Cleveland, Ohio, 1976, as enacted by Ordinance No. 407-15, passed June 1, 2015, relating to designating the Pakistani Garden at 1200 Martin Luther King, Jr. Boulevard.

#### **NEAR WEST DESIGN REVIEW**

1. NW2018-029 - MetroHealth Main Campus Building New Construction: Seeking Final Approval



Project Address: 2500 MetroHealth Drive

Project Representative: Walter Jones, MetroHealth

**Note: this project received Conceptual Approval on October 5, 2018.**

2. NW2018-032 - Edgewater Hill Townhomes New Construction: Seeking Final Approval

Project Location: West 73<sup>rd</sup> Street north of Detroit Avenue

Project Representative: Christina Schmitz, Sixmo Architects

**Note: this project received Schematic Design Approval on December 21, 2018.**

#### **FAR WEST DESIGN REVIEW**

1. FW2019-004 - Proposed Demolition of a 1-Story Service Station: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 13931 Lorain Avenue  
Project Representative: Khaled Azmi Alnazer, Property Owner

#### **NORTHEAST DESIGN REVIEW**

1. NE2019-009 - Proposed Demolition of a 2-Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 12409 Superior Avenue  
Project Representative: Woo Jun, City of Cleveland
2. NE2019-010 - Proposed Demolition of a 2-Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 14830 St Clair Avenue  
Project Representative: Woo Jun, City of Cleveland
3. NE2019-011 - Proposed Demolition of a 1-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 888 East 105<sup>th</sup> Street  
Project Representative: Woo Jun, City of Cleveland
4. NE2019-012 - Proposed Demolition of a 2 ½-Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Addresses: 14500 - 14522 St Clair Avenue  
Project Representative: Woo Jun, City of Cleveland
5. NE2019-013 Proposed Demolition of a 2-Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 856 East 105<sup>th</sup> Street  
Project Representative: Woo Jun, City of Cleveland
6. NE2019-014 - Proposed Demolition of a 3-Story Apartment Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 316 East 156<sup>th</sup> Street  
Project Representative: Woo Jun, City of Cleveland

#### **EUCLID CORRIDOR DESIGN REVIEW**



1. EC2019-017 - Proposed Demolition of a 1-Story Service Station and adjacent Car Wash: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Addresses: 5300-5400 Euclid Avenue; 2008 East 55<sup>th</sup> Street  
Project Representative: Russell Berusch, Berusch Development Partners

**DOWNTOWN/FLATS DESIGN REVIEW**

1. DF2014-110 - nuCLEus New Construction: Seeking Schematic Design Approval  
Project Addresses: 420-630 Prospect Avenue; 601-611 Huron Road  
Project Representative: Amy Haney, Stark Enterprises

**SPECIAL PRESENTATIONS - Public Art**

1 Sit and See CLE#

Presenter: Vince Reddy, LAND Studio

**SOUTHEAST DESIGN REVIEW NEW MEMBER (AS ALTERNATE) NOMINATION**

1. Anthony Whitfield, Fairfax Renaissance DC

**DIRECTOR'S REPORT**